

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known)

Chapter 11

☐ Check if this an amended filing**Official Form 201****Voluntary Petition for Non-Individuals Filing for Bankruptcy**

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 90 Nassau Street LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 46-3479347

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

3131 Bedford Avenue
Brooklyn, NY 11210

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

Kings
County

Location of principal assets, if different from principal place of business

90 Nassau Street New York, NY 10038
Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))☐ Partnership (excluding LLP)☐ Other. Specify:

Debtor 90 Nassau Street LLC
Name

Case number (if known) _____

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9
- ☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No
- ☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor <u>See Attachment</u>	Relationship _____
District _____	Case number, if known _____
When _____	

Debtor 90 Nassau Street LLC
Name

Case number (if known) _____

11. Why is the case filed in this district?*Check all that apply:*

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?☒ No☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention?** (*Check all that apply.*)☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).☐ Other _____**Where is the property?** _____

Number, Street, City, State & ZIP Code

Is the property insured?☐ No☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds***Check one:*

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors☒ 1-49☐ 50-99☐ 100-199☐ 200-999☐ 1,000-5,000☐ 5001-10,000☐ 10,001-25,000☐ 25,001-50,000☐ 50,001-100,000☐ More than 100,000**15. Estimated Assets**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion**16. Estimated liabilities**☐ \$0 - \$50,000☐ \$50,001 - \$100,000☐ \$100,001 - \$500,000☐ \$500,001 - \$1 million☐ \$1,000,001 - \$10 million☒ \$10,000,001 - \$50 million☐ \$50,000,001 - \$100 million☐ \$100,000,001 - \$500 million☐ \$500,000,001 - \$1 billion☐ \$1,000,000,001 - \$10 billion☐ \$10,000,000,001 - \$50 billion☐ More than \$50 billion

Debtor 90 Nassau Street LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 6, 2025
MM / DD / YYYY**X** /s/ Zachary Gindi
Signature of authorized representative of debtor

Title Authorized SignatoryZachary Gindi
Printed name**18. Signature of attorney****X** /s/ Kevin Nash
Signature of attorney for debtorDate March 6, 2025
MM / DD / YYYYKevin Nash
Printed nameGoldberg Weprin Finkel Goldstein LLP
Firm name125 Park Ave
New York, NY 10017-5690
Number, Street, City, State & ZIP CodeContact phone _____ Email address knash@gwfglaw.comNY
Bar number and State

Debtor 90 Nassau Street LLC
Name

Case number (if known)

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known)

Chapter 11

☐ Check if this an amended filing

FORM 201. VOLUNTARY PETITION

Pending Bankruptcy Cases Attachment

Debtor	<u>385 Greenwich Street LLC</u>	Relationship to you	<u></u>
District	<u>Eastern District of New York</u>	When	<u>3/6/25</u>
Case number, if known			<u></u>
Debtor	<u>ZRG, Inc.</u>	Relationship to you	<u>100% member</u>
District	<u>Eastern District of New York</u>	When	<u>1/29/25</u>
Case number, if known			<u>25-40464-NHL</u>

90 Nassau Street LLC & 385 Greenwich Street LLC

JOINT WRITTEN CONSENT IN SUPPORT OF CHAPTER 11 FILINGS

The undersigned, being the sole member of 90 Nassau Street LLC and 385 Greenwich Street LLC (each a "Company" and collectively, the "Companies"), hereby adopts the following resolutions:

WHEREAS, ZRG, Inc. filed a voluntary petition for relief under Chapter 11 of title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the Eastern District of New York on January 29, 2025;

WHEREAS, the Companies are fee simple owners of real property located at 90 Nassau Street, New York, New York and 385 Greenwich Street, New York, New York (the "Properties");

WHEREAS, the Companies view Chapter 11 filings as the most effective way to sell the Properties;

RESOLVED, the Companies are authorized to file voluntary petitions for relief under the Bankruptcy Code, in the United States Bankruptcy Court for the Eastern District of New York; and it is further

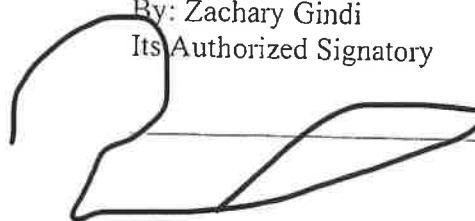
RESOLVED, Zachary Gindi is authorized to act on behalf of the Companies to (a) execute the Chapter 11 petitions and all other related papers, and other documents, and cause the same to be filed with the Bankruptcy Court; (b) cause the Companies to file all schedules, statements, lists, motions, applications and other papers necessary or desirable to prosecute the Chapter 11 cases and achieve confirmation of plans of reorganization; and (c) pursue restructurings of the Companies' debts and obligations; and it is further

RESOLVED, that the Companies are authorized to retain the law firm of Goldberg Weprin Finkel Goldstein LLP as counsel in the Chapter 11 case under a general retainer.

Dated: New York, New York
March 6, 2025

ZRG, Inc.

By: Zachary Gindi
Its Authorized Signatory

A handwritten signature in black ink, appearing to be 'Zachary Gindi', written over a horizontal line.

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X
In re:

Chapter 11

90 Nassau Street LLC,

Case No.

Debtor.
-----X

In re:

Chapter 11

385 Greenwich Street LLC,

Case No.

Debtor.
-----X

**CONSOLIDATED DECLARATION
PURSUANT TO LOCAL BANKRUPTCY RULE 1007-4**

Zachary Gindi declares the following under penalties of perjury pursuant to 28 U.S.C. § 1746:

1. I am an officer and fifty (50%) percent shareholder of ZRG, Inc. ("ZRG"), and executed the prior Chapter 11 case on behalf of ZRG at the Mezzanine level.

2. ZRG initiated bankruptcy proceedings on January 29, 2005 to stay an abbreviated Article 9 UCC foreclosure sale of the membership interests held by ZRG in the Debtors herein, 90 Nassau Street LLC ("Nassau") and 385 Greenwich Street LLC ("Greenwich") (collectively, Nassau and Greenwich are the "Debtors").

3. The Chapter 11 filing by ZRG was made in contemplation of the subsequent commencement of Chapter 11 cases by the Debtors that the underlying properties are made subject to Bankruptcy Court jurisdiction.

4. Although the preparation of the Chapter 11 cases took longer than anticipated, the Debtors are now filing their own Chapter 11 petitions. To this end, I submit this Consolidated Declaration in support of the respective bankruptcies to highlight the exit path forward for the

disposition of the Properties, defined below, to pay off the mortgage debt held by Ladder CRE Finance REIT Inc. (the “Lender”).

5. Specifically, ZRG is the 100% member in two real estate limited liability companies, Nassau and Greenwich, which in turn own real property located at 90 Nassau Street, New York, NY (the “Nassau Property”) and 385 Greenwich Street, New York, NY, respectively (the “Greenwich Property”, and collectively with the Nassau Property, the “Properties”).

6. Before bankruptcy, both Properties were being actively marketed for sale and were subject to pending contracts, one with an unaffiliated third party (the Nassau Property) and the second (the Greenwich Property) with one of my affiliates.

7. The combined purchase price was for an amount that almost paid off the secured claim of the Lender, but negotiations broke down with the Lender as to the timing of the closings.

8. Because the Lender refused to further adjourn the Article 9 UCC sale and have since sought dismissal of the ZRG Chapter 11 case, the Debtors are filing their own Chapter 11 cases with the intention of utilizing a Chapter 11 sale process to sell the Properties, with the existing contracts to be designated stalking horse contracts subject to competitive bidding.

The Debtors’ Respective Capital Structure and Pending Sales

9. The Properties are encumbered by a consolidated mortgage lien held by the Lender securing a loan in the original principal amount of \$17,000,000 made on or about November 5, 2021. With accrued interest, fees and expenses, the Lender is asserting a total indebtedness of approximately \$18,500,000, which amount does not appear to reflect a partial paydown of \$1,00,000 made on or about October 10, 2024.

10. Besides the mortgage, the Nassau Property is also subject to a mechanic's lien in the filed amount of \$21,303.

11. The Properties are each mixed use apartment buildings with 9 and 5 tenants, respectively. Rents are collected directly through a lock box. The Debtor has been denied current visibility as to the amount on deposit relating to collected rents, unpaid rents and security deposits. We will get this information during the course of the Chapter 11 case.

12. Each of the Debtors is subject to pending contracts for the respective purchase prices of \$10,503,000 (the Nassau Property) and \$7,780,394.38 (the Greenwich Property), including deposits. The Debtors intend to negotiate a consensual sale process with the Lender to maximize the best possible value.

Local Rule 1007-4 Disclosures

13. Pursuant to Local Rule 1007-4(a)(iv) and (v) no committee of creditors was formed prior to the filing of the respective petitions.

14. Pursuant to Local Rule 1007-4(a)(vi), a list of the twenty largest creditors will be included as part of each set of bankruptcy schedules to be filed contemporaneously herewith.

15. Pursuant to Local Rule 1007-2(a)(vii), the Properties are subject to an outstanding mortgage held by the Lender as set forth above.

16. Pursuant to Local Rule 1007-4(a)(viii), the assets and liabilities of the respective Debtors will be set forth in the bankruptcy schedules to be filed within the next fourteen days.

17. Pursuant to Local Rule 1007-4(a)(ix), the stock interest of each of the Debtors is held by ZRG.

18. Pursuant to Local Rule 1007-4(a)(x), no receiver has been appointed.

19. Pursuant to Local Rule 1007-4(a)(xi), the Properties constitutes each Debtor's primary asset.

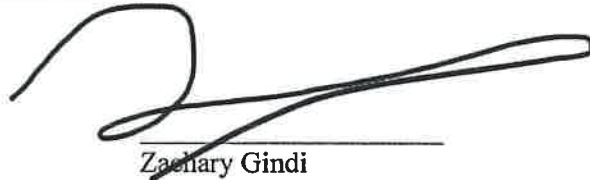
20. Pursuant to Local Rule 1007-4(a)(xii), the Debtors' respective books and records are located in Brooklyn, NY.

21. Pursuant to Local Rule 1007-4(a)(xiii), the Debtors are not subject o a pending foreclosure. Instead, the Lender elected to proceed with an Article 9 UCC foreclosure process.

22. Pursuant to Local Rule 1007-4(a)(xiv, xv and xvi), I am serving as the manager of both Debtors without compensation.

23. Pursuant to Local Rule 1007-4(a)(xvii), the Debtors intend to continue to manage their Properties pending further proceedings before the Bankruptcy Court pursuant to cash collateral arrangements to be negotiated with the Lender.

Dated: New York, NY
March 6, 2025



Zachary Gindi

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

90 Nassau Street LLC,

Case No.

Debtor.

-----X

LIST OF EQUITY HOLDERS

ZRG, Inc.

100%

Dated: New York, New York
March 6, 2025

90 Nassau Street LLC

By: /s/ Zachary Gindi
Zachary Gindi, Authorized Signatory

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----x

In re:

Chapter 11

90 Nassau Street LLC,

Case No.

Debtor.

-----x

LIST OF PENDING LAWSUITS

NONE

Dated: New York, New York
March 6, 2025

90 Nassau Street LLC

By: /s/ Zachary Gindi
Zachary Gindi, Authorized Signatory

UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

90 Nassau Street LLC,

Case No.

Debtor.

-----X

BANKRUPTCY RULE 7007.1 CORPORATE OWNERSHIP STATEMENT

Pursuant to Bankruptcy Rule 7007.1, 90 Nassau Street LLC certifies that it is a private non-governmental party, and has no corporate parent, affiliates and/or subsidiaries which are publicly held.

Dated: New York, New York
March 6, 2025

90 Nassau Street LLC

/s/ Zachary Gindi

Zachary Gindi, Authorized Signatory

Fill in this information to identify the case:Debtor name 90 Nassau Street LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 6, 2025**X /s/ Zachary Gindi**_____
Signature of individual signing on behalf of debtorZachary Gindi_____
Printed nameAuthorized Signatory_____
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name 90 Nassau Street LLC
 United States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION
 Case number (if known): _____

☐ Check if this is an
 amended filing

Official Form 204
Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders
12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
ALBA HVAC 1715 West 13th Brooklyn, NY 11223			Unliquidated			\$0.00
Bank Direct Capital Finance 150 North Field Drive Suite 190 Lake Forest, IL 60045			Unliquidated			\$0.00
Con Edison JAF Station P.O. Box 1702 New York, NY 10116			Unliquidated			\$0.00
Core Scaffold Systems Inc. 417 Myrtle Avenue Suite 14 Brooklyn, NY 11205		90 Nassau StreetNew York, NY 10038		\$21,303.48	\$10,503,000.00	\$21,303.48
Daily Maintenance LLC 29 West 36th Street Suite 801 New York, NY 10018			Unliquidated			\$0.00
Decamind 1656 86th Street Brooklyn, NY 11214			Unliquidated			\$0.00
Duke Fire LLC DBA Ace Fire Protection 119 Hausman Street Brooklyn, NY 11222			Unliquidated			\$0.00
ES & DS, INC 2281 Westchester Ave Bronx, NY 10462			Unliquidated			\$0.00

Debtor 90 Nassau Street LLC
Name

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346		For notice purposes	Unliquidated Disputed			Unknown
Ladder CRE Finance REIT Inc 320 Park Avenue 15th Floor New York, NY 10022		90 Nassau Street New York, NY 10038	Unliquidated	\$18,521,892.90	\$10,503,000.00	\$8,018,892.90
NYC Dept. of Finance Office of Legal Affairs 375 Pearl Street, 30th Floor New York, NY 10038		For notice purposes	Unliquidated Disputed			Unknown
NYC Fire Department Church Street Station PO Box 840 New York, NY 10008			Unliquidated			\$0.00
NYS Department of Taxation Bankruptcy/Special Procedures Section P.O. Box 5300 Albany, NY 12205		For notice purposes	Unliquidated Disputed			Unknown
P & M Air Mechanical 109 Christie St Ridgefield Park, NJ 07660			Unliquidated			\$0.00
Paramount Coverage Inc. 2241 East 1st Street Brooklyn, NY 11223			Unliquidated			\$0.00
ProPump 707 Woodfield Road West Hempstead, NY 11552			Unliquidated			\$0.00
Rand Engineering & Architecture, OPC 159 West 25th St 12th Floor New York, NY 10001			Unliquidated			\$0.00
Safety Fire Sprinkler 1070 38th Street Brooklyn, NY 11219			Unliquidated			\$0.00
Strivers Management 29 West 36th Street Suite 801 New York, NY 10018			Unliquidated			\$0.00

Fill in this information to identify the case:Debtor name 90 Nassau Street LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets**1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*..... \$ 10,503,000.00**1b. Total personal property:**Copy line 91A from *Schedule A/B*..... \$ 18,777.00**1c. Total of all property:**Copy line 92 from *Schedule A/B*..... \$ 10,521,777.00**Part 2: Summary of Liabilities****2. Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 18,543,196.38**3. Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)**3a. Total claim amounts of priority unsecured claims:**Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 0.00**3b. Total amount of claims of nonpriority amount of unsecured claims:**Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ TBD**4. Total liabilities**
Lines 2 + 3a + 3b\$ 18,543,196.38

Fill in this information to identify the case:Debtor name 90 Nassau Street LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206A/B****Schedule A/B: Assets - Real and Personal Property**

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

☒ No. Go to Part 2.☐ Yes Fill in the information below.**All cash or cash equivalents owned or controlled by the debtor****Current value of debtor's interest****Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

☒ No. Go to Part 3.☐ Yes Fill in the information below.**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

☐ No. Go to Part 4.☒ Yes Fill in the information below.**11. Accounts receivable**

11a. 90 days old or less:	<u>18,777.00</u>	=	<u>0.00</u>	=	<u>....</u>	<u>\$18,777.00</u>
	face amount		doubtful or uncollectible accounts			
	reconciliations				Historical unpaid rent subject to	

12. Total of Part 3.

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$18,777.00**Part 4: Investments**

13. Does the debtor own any investments?

☒ No. Go to Part 5.☐ Yes Fill in the information below.**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

Debtor 90 Nassau Street LLC
Name

Case number (if known) _____

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 90 Nassau Street New York, NY 10038	Fee Simple	Unknown	Sale Contract	\$10,503,000.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
 Copy the total to line 88.

\$10,503,000.00

57. Is a depreciation schedule available for any of the property listed in Part 9?

- ☒ No
☐ Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- ☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

Debtor 90 Nassau Street LLC
Name

Case number (if known) _____

- ☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☒ No. Go to Part 12.
☐ Yes Fill in the information below.

Debtor 90 Nassau Street LLC
Name

Case number (if known) _____

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$0.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$18,777.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$10,503,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$18,777.00	+ 91b. \$10,503,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$10,521,777.00

Fill in this information to identify the case:Debtor name 90 Nassau Street LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims**2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
		Do not deduct the value of collateral.	
2.1	Core Scaffold Systems Inc. Creditor's Name 417 Myrtle Avenue Suite 14 Brooklyn, NY 11205 Creditor's mailing address Creditor's email address, if known Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. Ladder CRE Finance REIT Inc 2. Core Scaffold Systems Inc.	Describe debtor's property that is subject to a lien 90 Nassau Street New York, NY 10038 Describe the lien Mechanic's Lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$21,303.48 \$10,503,000.00

2.2	Ladder CRE Finance REIT Inc Creditor's Name 320 Park Avenue 15th Floor New York, NY 10022 Creditor's mailing address Creditor's email address, if known Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input type="checkbox"/> No	Describe debtor's property that is subject to a lien 90 Nassau Street New York, NY 10038 Describe the lien First Mortgage Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent	\$18,521,892.90 \$10,503,000.00
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Debtor 90 Nassau Street LLC

Name

Case number (if known) _____

☒ Yes. Specify each creditor,
including this creditor and its relative
priority.☒ Unliquidated
☐ DisputedSpecified on line 2.1

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$18,543,196.
38**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you
enter the related creditor?Last 4 digits of
account number for
this entityJames J. Vincequerra
Alston & Bird LLP
90 Park Avenue
New York, NY 10016Line 2.2King & King LLP
629 Fifth Avenue
Suite 113
Pelham, NY 10803Line 2.1Valon Pilku
394 Myrtle Avenue
Suite 14
Brooklyn, NY 11205Line 2.1

Fill in this information to identify the case:Debtor name 90 Nassau Street LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

		Total claim	Priority amount	
2.1	Priority creditor's name and mailing address Internal Revenue Service Centralized Insolvency Operations PO Box 7346 Philadelphia, PA 19101-7346 Date or dates debt was incurred _____ Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: For notice purposes _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown	Unknown
2.2	Priority creditor's name and mailing address NYC Dept. of Finance Office of Legal Affairs 375 Pearl Street, 30th Floor New York, NY 10038 Date or dates debt was incurred _____ Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: For notice purposes _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown	Unknown

Debtor <u>90 Nassau Street LLC</u> Name	Case number (if known) _____
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2.3 Priority creditor's name and mailing address NYS Department of Taxation Bankruptcy/Special Procedures Section P.O. Box 5300 Albany, NY 12205 <hr/> Date or dates debt was incurred _____ <hr/> Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed <hr/> Basis for the claim: For notice purposes _____ <hr/> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown <hr/> Unknown <hr/>
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Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1 Nonpriority creditor's name and mailing address ALBA HVAC 1715 West 13th Brooklyn, NY 11223 <hr/> Date(s) debt was incurred _____ <hr/> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <hr/> Basis for the claim: _____ <hr/> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	_____ TBD
3.2 Nonpriority creditor's name and mailing address Bank Direct Capital Finance 150 North Field Drive Suite 190 Lake Forest, IL 60045 <hr/> Date(s) debt was incurred _____ <hr/> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <hr/> Basis for the claim: _____ <hr/> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	_____ TBD
3.3 Nonpriority creditor's name and mailing address Con Edison JAF Station P.O. Box 1702 New York, NY 10116 <hr/> Date(s) debt was incurred _____ <hr/> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <hr/> Basis for the claim: _____ <hr/> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	_____ TBD
3.4 Nonpriority creditor's name and mailing address Daily Maintenance LLC 29 West 36th Street Suite 801 New York, NY 10018 <hr/> Date(s) debt was incurred _____ <hr/> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <hr/> Basis for the claim: _____ <hr/> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	_____ TBD
3.5 Nonpriority creditor's name and mailing address Decamind 1656 86th Street Brooklyn, NY 11214 <hr/> Date(s) debt was incurred _____ <hr/> Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed <hr/> Basis for the claim: _____ <hr/> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	_____ TBD

Debtor <u>90 Nassau Street LLC</u> <small>Name</small>	Case number (if known) _____
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3.6 Nonpriority creditor's name and mailing address

Duke Fire LLC DBA Ace Fire Protection
119 Hausman Street
Brooklyn, NY 11222

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply*

☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

3.7 Nonpriority creditor's name and mailing address

ES & DS, INC
2281 Westchester Ave
Bronx, NY 10462

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply*

☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

3.8 Nonpriority creditor's name and mailing address

NYC Fire Department
Church Street Station
PO Box 840
New York, NY 10008

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply*

☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

3.9 Nonpriority creditor's name and mailing address

P & M Air Mechanical
109 Christie St
Ridgefield Park, NJ 07660

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply*

☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

3.10 Nonpriority creditor's name and mailing address

Paramount Coverage Inc.
2241 East 1st Street
Brooklyn, NY 11223

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply*

☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

3.11 Nonpriority creditor's name and mailing address

ProPump
707 Woodfield Road
West Hempstead, NY 11552

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply*

☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

3.12 Nonpriority creditor's name and mailing address

Rand Engineering & Architecture, OPC
159 West 25th St
12th Floor
New York, NY 10001

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply*

☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

Debtor 90 Nassau Street LLC Case number (if known) _____

Name

3.13 Nonpriority creditor's name and mailing addressSafety Fire Sprinkler
1070 38th Street
Brooklyn, NY 11219

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

3.14 Nonpriority creditor's name and mailing addressStrivers Management
29 West 36th Street
Suite 801
New York, NY 10018

Date(s) debt was incurred _____

Last 4 digits of account number _____

As of the petition filing date, the claim is: *Check all that apply.*

- ☐ Contingent
☒ Unliquidated
☐ Disputed

Basis for the claim: _____

Is the claim subject to offset? ☒ No ☐ Yes

TBD

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	New York State Attorney General 28 Liberty St New York, NY 10005-1400	Line <u>2.3</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	NYC Department of Law Attn: Bernadette Brennan, Esq. 100 Church St Rm 5-233 New York, NY 10007-2601	Line <u>2.2</u> <input type="checkbox"/> Not listed. Explain _____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts

5a. \$ 0.00

5b. + \$ 0.00

5c. \$ 0.00

Fill in this information to identify the case:Debtor name 90 Nassau Street LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases****12/15****Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.****1. Does the debtor have any executory contracts or unexpired leases?**☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).*Property***2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest Purchase and Sale Agreement for 90 Nassau Street, New York, NY

State the term remaining _____

List the contract number of any government contract _____

New Aim Realty LLC
P.O. Box 933
Englewood Cliffs, NJ 07632

Fill in this information to identify the case:Debtor name 90 Nassau Street LLCUnited States Bankruptcy Court for the: EASTERN DISTRICT OF NEW YORK, BROOKLYN DIVISION

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206H
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

*Column 1: Codebtor**Column 2: Creditor*

Name	Mailing Address	Name	Check all schedules that apply:
2.1 385 Greenwich Street LLC	2322 Avenue N Brooklyn, NY 11210	Ladder CRE Finance REIT Inc	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2 ZRG, Inc.	2322 Avenue N Brooklyn, NY 11210	Ladder CRE Finance REIT Inc	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

United States Bankruptcy Court
Eastern District of New York, Brooklyn Division

In re 90 Nassau Street LLC

Debtor(s)

Case No.
Chapter11

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) or attorney for the debtor(s) hereby verify that the attached matrix (list of creditors) is true and correct to the best of their knowledge.

Date: March 6, 2025/s/ Zachary Gindi

Zachary Gindi/Authorized Signatory
 Signer/Title

Date: March 6, 2025/s/ Kevin Nash

Signature of Attorney
 Kevin Nash
 Goldberg Weprin Finkel Goldstein LLP
 125 Park Ave
 New York, NY 10017-5690
 Fax:

385 Greenwich Street LLC
2322 Avenue N
Brooklyn, NY 11210

ALBA HVAC
1715 West 13th
Brooklyn, NY 11223

Bank Direct Capital Finance
150 North Field Drive
Suite 190
Lake Forest, IL 60045

Con Edison
JAF Station
P.O. Box 1702
New York, NY 10116

Core Scaffold Systems Inc.
417 Myrtle Avenue
Suite 14
Brooklyn, NY 11205

Daily Maintenance LLC
29 West 36th Street
Suite 801
New York, NY 10018

Decamind
1656 86th Street
Brooklyn, NY 11214

Duke Fire LLC DBA Ace Fire Protection
119 Hausman Street
Brooklyn, NY 11222

ES & DS, INC
2281 Westchester Ave
Bronx, NY 10462

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia, PA 19101-7346

James J. Vincequerra
Alston & Bird LLP
90 Park Avenue
New York, NY 10016

King & King LLP
629 Fifth Avenue
Suite 113
Pelham, NY 10803

Ladder CRE Finance REIT Inc
320 Park Avenue
15th Floor
New York, NY 10022

New Aim Realty LLC
P.O. Box 933
Englewood Cliffs, NJ 07632

New York State Attorney General
28 Liberty St
New York, NY 10005-1400

NYC Department of Law
Attn: Bernadette Brennan, Esq.
100 Church St Rm 5-233
New York, NY 10007-2601

NYC Dept. of Finance
Office of Legal Affairs
375 Pearl Street, 30th Floor
New York, NY 10038

NYC Fire Department
Church Street Station
PO Box 840
New York, NY 10008

NYS Department of Taxation
Bankruptcy/Special Procedures Section
P.O. Box 5300
Albany, NY 12205

P & M Air Mechanical
109 Christie St
Ridgefield Park, NJ 07660

Paramount Coverage Inc.
2241 East 1st Street
Brooklyn, NY 11223

ProPump
707 Woodfield Road
West Hempstead, NY 11552

Rand Engineering & Architecture, OPC
159 West 25th St
12th Floor
New York, NY 10001

Safety Fire Sprinkler
1070 38th Street
Brooklyn, NY 11219

Strivers Management
29 West 36th Street
Suite 801
New York, NY 10018

Valon Pilku
394 Myrtle Avenue
Suite 14
Brooklyn, NY 11205

ZRG, Inc.
2322 Avenue N
Brooklyn, NY 11210